



# City of Carmel

## CARMEL PLAN COMMISSION MEETING AGENDA TUESDAY, JULY 15, 2008

**Time & Location:** 6:00p.m. at City Hall, 2nd Floor, One Civic Square, Carmel, IN 46032

**Agenda Items:**

- A. **Call Meeting to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Declaration of Quorum**
- E. **Approval of Minutes**
- F. **Communications, Bills, Expenditures, & Legal Counsel Report:**
  - 1F. Comprehensive Plan Amendment discussion
- G. **Reports, Announcements, & Department Concerns**
- H. **Public Hearings:**

A meeting of the Executive Committee of the Carmel Plan Commission will occur immediately following the Executive Session meeting on July 15, 5:30 PM, in the Caucus Rooms of City Hall.

- 1H. **Docket No. 08060002 ZW: West Carmel Dr. Retail (Meijer Outlot A)**

The applicant seeks zoning waiver approval from Section 20G.05.07.B for a reduced building height for a new façade design. The site is located at the northeast corner of Carmel Dr. & Pennsylvania St. and is zoned OM/M – Old Meridian District/Meijer Zone. Filed by Ken Cave of Thomas English Retail Real Estate, LLC.
- 2H. **Docket No. 08050033 DP/ADLS: Stout Shoes Buildings**

The applicant seeks site plan and design approval for two retail/office buildings. The site is located at 13100-13155 Old Meridian Street and is zoned OM/MU -Old Meridian District/ Mixed Use. Filed by Michael Cook of Wooden & McLaughlin LLP for Old Meridian & Main Properties, LLC.
- 3H. **Docket No. 08050024 PP Amend: Stafford Lane**

The applicant seeks primary plat amendment approval for 53 lots on 30 acres. The site is located along 146<sup>th</sup> St., west of Gray Rd., and is zoned R1/Residence – ROSO. Filed by Eric Batt of Schneider Engineering for The Drees Company.
- 4H. **Docket No. 08050022 DP/ADLS: KFC/Taco Bell (West Carmel Center, Block A, Lot 3)**

The applicant seeks site plan and design approval for a fast food restaurant. The site is located at 10575 N Michigan Rd. and is zoned B-3/Business within the US 421 Overlay. Filed by Charlie Frankenberger of Nelson & Frankenberger for Yum Brands, Inc.

**5H. TABLED TO AUGUST 19: Docket No. 08050034 Z: Meadows Three PUD**

~~The applicant seeks approval to rezone 7± acres to PUD/Planned Unit Development for a dog park, chapel, and single family homes. The site is located at 212 W 136<sup>th</sup> St. (on the Monon Trail) and is zoned R-1/Residence, partially within the US 31 Overlay. Filed by Ron Bussell of Meadows Three, LLC.~~

**6H. Docket No. 08060009 Z: 116th & Guilford Rezone**

The applicant seeks to approval to rezone approximately 9.5 acres from the I-1/Industrial zoning classification to PUD/Planned Unit Development. The site is located at the northeast corner of 116<sup>th</sup> St & Guilford Rd. Filed by the Carmel Department of Community Services, on behalf of the Carmel Plan Commission.

**7H. Docket No. 08060010 OA: Park Place PUD Ordinance Amendment**

The applicant seeks approval to amend *Ordinance Z-500-06: Park Place Planned Unit Development* in order to include 2 parcels at the northeast corner of 116<sup>th</sup> St & Guilford Rd. and to amend/add text to regulate the newly added parcels to this development. The subject parcels are zoned PUD & I-1. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.

**I. Old Business:**

**1I. Docket No. 08060001 OA: Monon and Main PUD Amendment**

The applicant seeks approval to amend Ordinance Z-462-04 Monon and Main PUD for the purpose of allowing non-residential uses on upper floors in the Primary Area. The site is located at the intersection of Main Street & 3<sup>rd</sup> Avenue NW and is zoned PUD. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.

**J. Adjournment**